

Re. Board of Zoning Adjustment Case #20643: Maret School

Date: January 16, 2022

Dear ANC 3/4G Chairman, Randy Speck; Commissioner John Higgins;

We are writing to object to the Maret School sports complex at the ECC. My wife Diana and I live at 6000 Nebraska Ave. NW. Four homes east or below the proposed sports complex.

We believe that the proposed project is deficient because it will generate a negative economic impact to our homes. The project will reduce the future market value of our home and our neighbors' homes as well.

We have consulted with respective real estate brokers who are very active in our neighborhood. They estimate a 10% decline, if not more in our home's future market value per the Maret/Ecc sports complex usage.

The future home market value impact is based on a number of factors that Maret has publicly mentioned and proposed. First, traffic on Nebraska Ave. will increase dramatically because of upwards of hundreds of attending spectators (Maret's estimate). Parking for 50 cars facing Nebraska Ave. will create chokepoints for vehicles travelling and turning from the west. Parking in the front of our homes will create a safety issue for leaving and entering our driveways. Noise from the constant use of the complex is not favorable to our home market values.

Currently, our homes property tax is over \$10,000/year. Maret and ECC are property tax exempt and pay \$0 in DC property taxes. The proposal assumes that we will become a **charity** for Maret and ECC.

Sincerely,

Diana & Tom Bulger


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